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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: SYDNEY BETHEL, PLANNER II *SB*
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: MAY 6, 2020

SUBJECT: UP20-04 VERIZON PHO COSMO DOG: REQUEST TO APPROVE A CONDITIONAL USE PERMIT FOR APPROX. 360 SQUARE FEET LOCATED AT 2431 EAST RAY ROAD TO PERMIT A WIRELESS COMMUNICATION FACILITY (55 FOOT HIGH MONOPOLE) IN THE PUBLIC FACILITIES/INSTITUTIONAL (PF/I) ZONING DISTRICT.

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for a new Wireless Communications Facility to help improve the level of wireless service available in the Town of Gilbert.

RECOMMENDED MOTION

Make the Findings of Fact and approve UP20-04 Verizon PHO Cosmo Dog: Request to approve a Conditional Use Permit for approx. 360 square feet located at 2431 East Ray Road to permit a Wireless Communication Facility (55 foot high monopole) in the Public Facilities/Institutional (PF/I) zoning district.

APPLICANT

Company: Destree Development
Name: Reg Destree
Address: 22831 N. 21st St.

OWNER

Company: ADOT
Address: 206 S. 17th Ave.

Phoenix, AZ 85024
 Phone: (602) 349 - 6930
 Email: destreeddevelopment@gmail.com

Phoenix, AZ 85007
 Phone: (602) 712-8811
 Email: tmahoney@adot.gov

BACKGROUND/DISCUSSION

History

Date	Description
<i>July 22, 2003</i>	Town Council approved A02-18, adopting Ordinance No. 1500, annexing the subject site as part of the greater Lyon's Gate annexation.
<i>2004-2006</i>	The pumping station on the subject site was constructed.

Overview

The applicant, on behalf of Verizon, is proposing a new Wireless Communications Facility (WCF), which includes a 55' tall monopole and a 360 sf enclosure area. According to the applicant, this area has high data and call traffic from the surrounding commercial and residential developments and the Loop 202 Freeway, creating a need for a new permanent WCF in the area. The subject site is located within ADOT Right-of-Way (ROW), adjacent to the existing ADOT pumping station, at the southeast corner of Ray Road and the Loop 202 Freeway.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Public Facilities/ Institutional (PF/I)	Public Facilities/ Institutional (PF/I)	Ray Road then Cosmo Dog Park
South	Utility/Transportation Corridor (U/TC)	Single Family-Detached (SF-D) with PAD overlay	Union Pacific Railroad
East	Residential > 3.5 - 5 DU/Acre	Single Family-Detached (SF/D) with PAD overlay	Lyon's Gate (Residential Subdivision)
West	Utility/Transportation Corridor (U/TC)	Public Facilities/ Institutional (PF/I)	202 Santan Freeway/ADOT ROW
Site	Utility/Transportation Corridor (U/TC)	Public Facilities/ Institutional (PF/I)	ADOT Pumping Station / ADOT ROW

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Site Area	-	360 sf
Monopole Maximum Height (ft.)	75'	55'
Minimum Building Setbacks (ft.)		
Front	20'	200'
Side/West (Nonresidential)	15'	42'-11"

Side/East (Residential)	15'	326'-6"
Rear (Nonresidential)	15'	25'-5"

DISCUSSION

The request is for a Conditional Use Permit (CUP) to permit a Wireless Communication Facility (WCF) in the form of a 55' tall monopole within the Public Facilities/Institutional (PF/I) zoning district.

Site Plan

The proposed WCF is located on the southwestern portion of the subject site. An access road has been provided off Ray Road, which will allow for periodic maintenance; otherwise, the site will be unmanned. The access road utilizes the Union Pacific Rail Road (UPRR) ROW to the south of the site and this is permitted through a lease agreement with UPRR. The site is approx. 360 sf and includes the monopole, enclosure area and equipment associated with the operations of the tower.

Elevations

The enclosure area is comprised of an 8' high fence with chain-link on the northeast, southeast, and southwest elevations and CMU block painted to match the existing ADOT pumping station on the northwest elevation. Chain-link is only permitted internal to a site fully screened from view; thus why it was provided on the northeast, southeast, and southwest elevation, which are fully screened and not visible from streets. The northwest elevation is not screened from the 202 Freeway and was required to provide a solid block wall. There is one (1) pedestrian access gate provided on the southwest elevation for service access.

The proposed tower is a 55' tall monopole painted in a low reflective gray. The antennas are proposed to be painted to match the proposed pole and are mounted at 51' high to RAD center of the new antenna array. A future, additional antenna array has been proposed at approx. 41' high which will allow for future co-location, and a microwave dish is proposed at 30' high.

FINDINGS

The Planning Commission is required to make four (4) findings in order to approve a Conditional Use Permit and an additional three (3) findings specific to approve a Wireless Communications Facility (WCF). The findings are listed here, along with the reasons why staff considers that the findings are or are not met in this case. These findings are:

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.

According to the applicant, the proposed monopole is about 200' from Ray Road to the north and 325' from the park to east, which is a Homeowner's Association (HOA) park for Lyon's Gate. The nearest homes to the site are approx. 500' to the south beyond the Union Pacific Rail Road with the second nearest homes being approx. 600' to the east of the site beyond the aforementioned park. The separation from residential and the public view in general mitigates possible concerns that may arise, and staff finds that the proposed use will not be detrimental

to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.

2. The proposed use conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.

The request for a CUP to build a new WCF in the Public Facilities/Institutional (PF/I) zoning district meets the intent of the Town of Gilbert General Plan Chapter 2, Land Use and Growth Areas Element, providing for public and private infrastructure expansion. By allowing the WCF installation, existing service will be optimized and the WCF will provide for the future needs of the area.

3. The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.

As conditioned, the proposed WCF complies with the WCF Site Development Regulations and Public Facilities/ Institutional (PF/I) Site Development Regulations. Compliance with existing standards has been demonstrated within the submitted plans. State and Federal requirements must be met, and all other applicable requirements will be met and confirmed with final plan submittal during the construction document review.

4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

The proposed monopole is located away from other developments and residential areas within ADOT ROW. This location is buffered by the railroad to the south, pumping station to the east, Loop 202 Freeway to the west, and is setback a significant amount from Ray Road. The applicant has proposed a monopole as opposed to a stealth tower to blend in with the environment surrounding the site. In situations where abundant vegetation is not present in the vicinity, a single stealth tower camouflaged as a tree may draw more attention visually than a traditional pole that can blend into the existing freeway environment. As proposed, staff finds that the proposed use would not unreasonably interfere with the use and enjoyment of nearby properties.

And the additional findings for WCF required by Section 4.705 of the LDC, as follows:

A. The proposed WCF conforms with the requirements of Article 4.7;

The application conforms to all requirements of Article 4.7 of the LDC with respect to height and setback requirements as well as screening and aesthetics.

B. The applicant has demonstrated the inability to co-locate the proposed WCF on an existing vertical element; and

An inventory analysis was completed by the applicant for existing towers within the area. Per the applicant, of the towers identified in close proximity to the area, they were either

too far to be of service to the area in need or not co-locatable. Additional existing structures such as existing buildings, utility structures and ball field lights were assessed but it was deemed that either the location of the existing structures was not optimal, or the structure could not support a new WCF.

- C. The visibility of the WCF is reduced to the extent feasible by decreasing its height, increasing its setback, locating it in proximity to other structures, using antenna designs which minimize horizontal projections, constructing it with colors and materials that de-emphasize its visibility.***

The proposed monopole location has been carefully selected to be away from prolonged visibility from members of the public. It will primarily be seen by individuals passing by in their vehicles, at relatively high speeds. The site is also surrounded by existing SRP utility poles, which are much taller and larger than the monopole proposed. The new WCF is proposed to be 55' tall, which is below the permitted maximum height of 75' for WCF's in the Public Facilities/Institutional (PF/I) zoning district.

Pursuant to the above analysis, Staff is of the opinion that the project meets the seven (7) findings required for granting this Conditional Use Permit for a Wireless Communications Facility (WCF).

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received no comment from the public.

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Make the Findings of Fact and approve of UP20-04 Verizon PHO Cosmo Dog: Request to approve a Conditional Use Permit for approx. 360 square feet located at 2431 East Ray Road to permit a Wireless Communication Facility (55 foot high monopole) in the Public Facilities/ Institutional (PF/I) zoning district. subject to conditions:

1. The Project shall be in substantial conformance with the site plan and elevations/details shown on the Exhibits provided under Attachment No. 5 and Attachment No. 6.
2. The project is required to receive approval from Union Pacific Rail Road through a lease agreement for the utilization of their property for the purpose of the required fire access for the monopole site as shown in Attachment No. 5 prior to submitting for CDs.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sydney Bethel', with a stylized, cursive script.

Sydney Bethel
Planner II

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Aerial Photo
- 4) Project Narrative
- 5) Site Plan
- 6) Elevations
- 7) Report on Alternatives
- 8) Inventory Map
- 9) Photo Simulations

FINDINGS OF FACT
UP20-04, Verizon PHO Cosmo Dog _____

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;
2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council;
3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and
4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

And the additional findings for WCF required by Section 4.705 of the LDC, as follows:

- A. The proposed WCF conforms with the requirements of Article 4.7;*
- B. The applicant has demonstrated the inability to co-locate the proposed WCF on an existing vertical element; and*
- C. The visibility of the WCF is reduced to the extent feasible by decreasing its height, increasing its setback, locating it in proximity to other structures, using antenna designs which minimize horizontal projections, constructing it with colors and materials that de-emphasize its visibility.*

Notice of Public Hearing

UP20-04 Verizon PHO Cosmo Dog
Attachment 2 - Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, May 6, 2020* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Dr.
Gilbert, AZ 85296**

***Call Planning Division to verify date and time: (480) 503-6721**

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

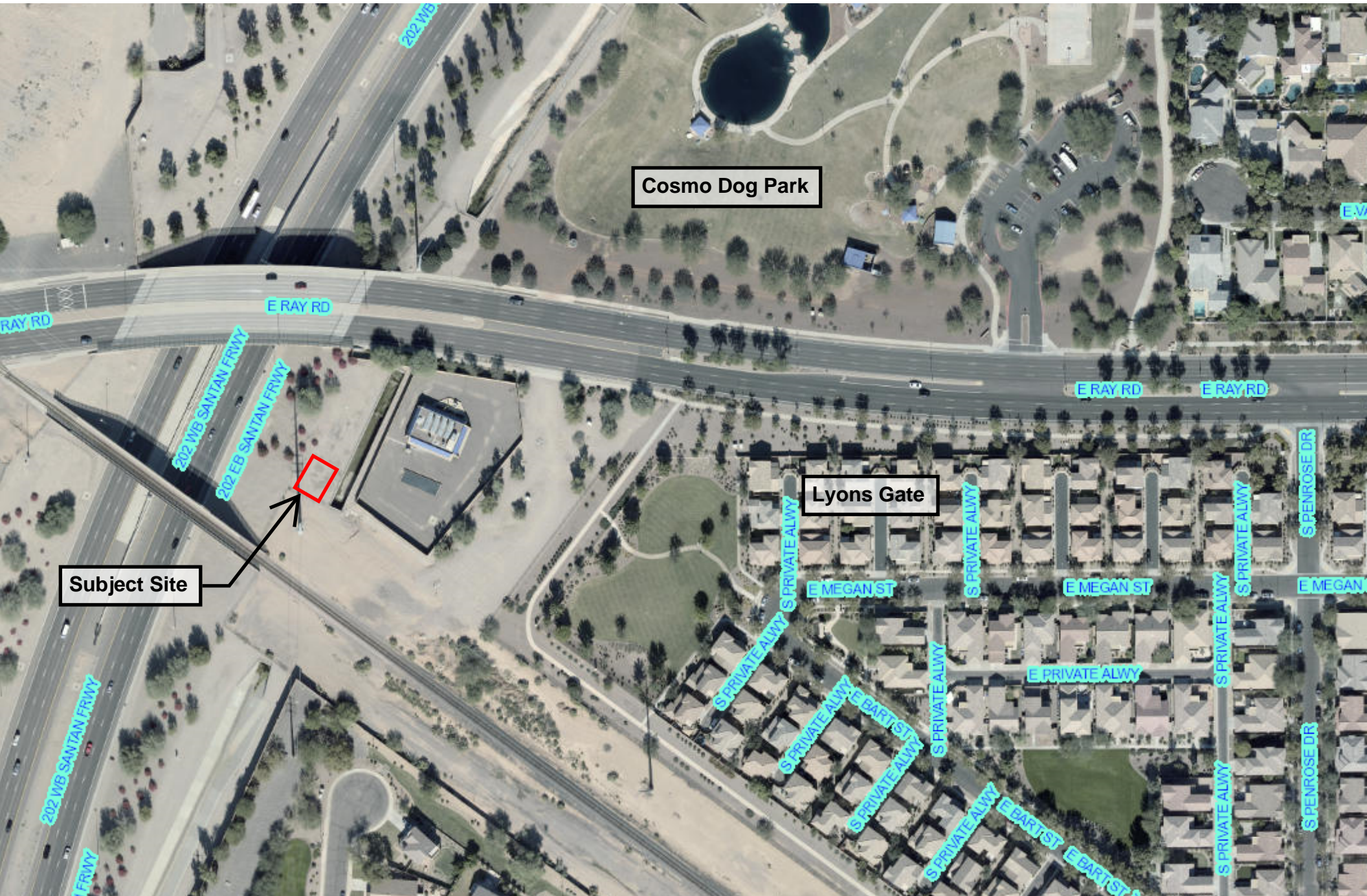
UP20-04 VERIZON PHO COSMO DOG: Request to approve a Conditional Use Permit for approximately 360 square feet located at 2431 East Ray Road to permit a Wireless Communication Facility (55 foot high monopole) in the Public Facilities/ Institutional (PF/I) zoning district.

SITE LOCATION:



**APPLICANT: Destree Development
CONTACT: Reg Destree
ADDRESS: 22831 N. 21st St.
Phoenix, AZ 85024**

**TELEPHONE: (602) 349-6930
E-MAIL: destreedevlopment@gmail.com**



Purpose of Application

As part of its ongoing effort to maintain the pre-eminent wireless network in the southeast valley, Verizon Wireless began looking for a permanent wireless communications facility approximately 4 years ago along the Loop 202 between Val Vista & Pecos Roads. This area has very high data and call traffic from the surrounding commercial and residential developments and the Loop 202 Freeway.

Due to the amount of traffic, location of surrounding sites, and sunken nature of the Loop 202 in this area relative to natural grade, a site is needed along the 202 to capture traffic from vehicles while simultaneously providing capacity offload at the commercial and residential areas along the sides of the Loop 202 ROW.

Site History

Verizon has been working on a site in this area since 2015. Consideration has been given to many options in the area but due to the lack of available collocation opportunities, surrounding developments, location of existing sites and design of the roadway a site is needed within the ADOT ROW to effectively provide coverage improvement and capacity offload from this site.

The goal at the time this search area was issued by Verizon was to get the site developed and on-air in time for development of the commercial area to the West. We were unable to meet those timelines.

This search area was very tight due to the number and location of surrounding Verizon sites combined with the need to cover along the 202 while also providing some capacity offload and in-building coverage improvement in the areas to the east and west of the 202.

Verizon regularly develops sites, such as this, within the ADOT ROW. They are generally more time-consuming than sites on private land but offer a unique opportunity to keep sites as far from residential areas as possible. There is one on-air one mile south of this and one soon to be under construction 2.5 miles south.

In 2015, after having the area reviewed by a build-to-suit company for a possible multi-carrier site on the UPRR ROW that was unsuccessful, Verizon began reviewing the area for existing options which would cover the needed area. The initial search focused on the area just south of this where there are SRP poles within Gilbert ROW (Greenfield) that abut the east sound wall on the 202. A collocation was pursued for mid-mount antennas on those SRP poles. The site was designed with SRP's input and, during the zoning process Gilbert interpreted its code to not allow a collocation on an existing Power Pole in that location. Due to that we have to propose a new wireless communication facility as far from residences as we could reasonably place it to achieve the coverage objective.

Due to the need to cover the 202 it was determined by the engineering team that a site within the ROW would be the most effective means of filling in the network gap. ADOT has a large area of ROW east of the main roadway and north of the Union Pacific Railroad (UPRR) tracks that is used as a water pumping station. This location offered the best option to cover the gap along the 202 while remaining in an industrial setting as far from homes as possible. This proposed site is surrounded on four sides by UPRR tracks, the Loop 202 San Tan, Ray Road and the pumping station on ADOT land.

Drawings have been developed with extensive input from ADOT and are being submitted for a pre-application meeting based on the design that most fits in with the surroundings of this site.

Description of Proposal

The proposed site development includes placement of a 55' monopole wireless communication facility within a chain link compound. Based on feedback in the pre-application review process the western wall of the compound will be block due to possible visibility from Ray Road or the Loop 202 but the north, east and south walls will be chain link as they are not visible to the surrounding areas due to other large block walls on the property lines.

Due to the lack of palm trees and myriad larger poles in the general vicinity of this site a monopole is being proposed with a limited-width 4' array. This is substantially shorter and narrower than the directly adjacent power transmission poles, the additional poles south of those and the 25 or so poles directly across the Loop 202 at Top Golf. The proposed site, as a monopole, will blend seamlessly into the existing view from all four directions. Photo-simulations from multiple directions have been included to visually demonstrate this point.

The 55' height is the minimum that would realistically allow this site to cover both the 202 corridor and provide some capacity offload for some surrounding sites. At this height the site will likely cover up and down the highway about 1.25 miles. It will also aide in in-building coverage and capacity, especially at Top Golf, Cosmo Park and the residential areas East and SE of the site. This would become the primary site within about a 0.75 mile radius.

The pole-related ground equipment would be surrounded by an 8' enclosure. It will be block to the west and chain link on the other three sides. Typically this would be block wall on all sides however the site is already screened by block wall along Ray Road to the north, a large block wall at the pump station to the east, a large block wall south of the UPRR ROW. The ground equipment, as placed, is screened from view. There is not landscaping planned at this site as it is within the ADOT ROW and they control landscape within the ROW. There is currently no landscaping in this general area and no water available to maintain any new landscaping.

This pole is set back 25' from the SW property line to place the pole in a location acceptable to ADOT and also keep it as close to the RR ROW and existing large power transmission pole within the ROW as possible. The proposed monopole is 42' from the western property line which is the RR property at the bridge over the 202. The pole is about 200' from the Ray Road ROW and about 325' from the property to the southeast and east which is an HOA park and retention area. The nearest homes to the site are about 500' to the south beyond the RR and large block wall on the south side of the RR ROW. The second nearest homes are about 600' southeast beyond the pump station and the HOA park. This site will not have a noticeable visual impact for residents in either of those communities.

Access to the site is via an existing access drive used by ADOT across its property from Ray Road NE of the pump station. From that point the access route will enter onto UPRR ROW (under separate agreement with UPRR) follow the ROW west and go back on to the ADOT property adjacent to the site. The access drive is designed with a hammerhead turn around on the UPRR property for Fire Department use if needed. The site is accessed during construction for 45-60 days and then about once every six weeks with a pickup truck for maintenance. This will not have an impact on vehicular traffic in the area. The site is within an ADOT compound and behind a locked ADOT gate. Verizon will have a key for access through that gate.

Power to the site will come from the ADOT property in an area east of the pump station. It will be buried from the existing transformers and routed along the southern property line to the site. It is currently anticipated that backhaul to the network will be via a small microwave dish mounted on the tower. Currently that dish is shown as a 4' dish but it is unlikely it would be that large. There does not appear to

be a viable option to route fiber to this site. If that fiber becomes available Verizon would likely bring it to the site as the preference is almost always to have a fiber backhaul versus microwave.

There are no wet utilities associated with this development. The facility is unmanned. Power and Fiber service will be delivered to this site via conduit from Ray Road south to the site.

Compliance with Findings of Fact

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general. As people have come to rely on wireless communications these sites have become integral in maintaining the health safety and general welfare of the population. This site will help facilitate communications for customers at local businesses, drivers on the freeway, residents to the south and east and guests at Cosmo Park. Network connectivity is imperative for emergency communications as people often turn to their devices as the first thing used in case of accident or emergency. Those devices are also used to provide users notice of emergency events such as storms.

2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council. Locating a site such as this in ADOT ROW surrounded by a pump station, Highway and Railroad is directly in line with the intent of the Wireless Ordinance and placing this site within this corridor to minimize visibility from residences is in conformance with the General Plan.

3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements. This site will be operated within all Local, State and Federal Guidelines.

4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties. Not only would it not interfere but Wireless Communications are very beneficial to customers in commercial centers, within vehicles on the freeway and surrounding roadways and residents in parks and homes in the area. Proposing a site of this type in this area will have a lower visual impact than a "stealth" monopalm design which would often be proposed, but would certainly be more visible than this proposed design given the surroundings.

Wireless-specific Findings of Fact

1. The proposed WCT conforms with the requirements of Article 4.7. The site has been designed within the requirements of this section to have the lowest visual impact possible and has been placed in a location which is buffered from residences on all sides by other, more-intense uses. The site has been developed in a style which is least visually intrusive in this area. The site has gone through the standard staff reviews for compliance with the Ordinance and has also been noticed as required by Article 4.7.

2. The Applicant has demonstrated the inability to co-locate the proposed WCF on an existing vertical element. There are no available WCFs in this area for collocation. There are also no buildings of sufficient height to collocate antennas. Consideration was given to SRP power poles including the original candidate for this ring which was not viable due to wording in this Ordinance. The SRP poles along the RR are not available due to the fact they are underbuilt and the SRP poles south of the RR had the issue regarding the code and Town ownership of the underlying land/ROW. Further detail is included in the Report on Alternatives which was included with the original application. This Raw land option was only explored after collocation was exhausted.

3. **The visibility of the WCF is reduced to the extent feasible by decreasing its height, increasing its setback, locating it in proximity to other structures, using antenna designs which minimize horizontal projections, constructing it with colors and materials that de-emphasize its visibility.** This WCF is located on PF/I land surrounded by a pump station, railroad track, Loop 202 and Ray Road. It is ideally situated with existing buffers to residential uses. There is block wall between the site and all residential uses to help minimize the visual impact of ground equipment to both residents in the area and passers-by in their cars. The pole has been designed to mirror the design of the dozens of much larger poles in this area rather than using a faux tree look which would be much more noticeable for the area.

Conclusion

This location offers a unique opportunity to provide the needed improvement in coverage and capacity in this area while offering minimal visual impact on surrounding properties and almost zero visual impact on any residences. This proposed site is the least-intrusive means of filling in the network gap in this area. We are requesting a Use Permit to operate this wireless communication facility.



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CONTACT: REG DESTREE

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CONTACT: RYAN FIDLER

ADOT
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PHONE: (602) 712-8811
CONTACT: TIM MAHONEY

VERIZON WIRELESS
126 W. GEMINI DRIVE
TEMPE, AZ, 85283
PHONE: (602) 910-6030
CONTACT: JEREMY WATTERBERG

LOCAL JURISDICTION	: TOWN OF GILBERT
COUNTY	: MARICOPA COUNTY
ASSESSORS PARCEL	: ADOT ROW
ZONING	: PF/I
USE	: TELECOMMUNICATION FACILITY
PARENT PARCEL AREA	: N/A
NEW LEASE AREA	: 360 S.F.
PARKING REQ'D	: 0
PARKING PROVIDED	: 1

HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN
 COMFORT ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT
 COOLING.
 DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL
 APPLICABLE CODES AND ORDINANCES.
 PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL
 REQUIREMENTS.
 THE USE OF THIS SITE WILL GENERATE NO TRASH.
 THIS PROJECT DOES NOT REQUIRE WATER OR SEWER
 THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE
 CONNECTION

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE
BUILDING CODE.

ALL NEW ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

THIS FACILITY WILL CONSIST OF PREFABRICATED EQUIPMENT CABINETS, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.

ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.

NEW LESSEE ANTENNAS AND ASSOCIATED COAXIAL CABLES
NEW LESSEE 4'-0" MICROWAVE DISH
NEW LESSEE ELECTRICAL SERVICE
NEW LESSEE 55' MONOPOLE
NEW LESSEE T-ARM MOUNTS
NEW LESSEE OUTDOOR EQUIPMENT CABINETS
NEW LESSEE CHAIN LINK FENCE AND CHAIN LINK ACCESS GATES
NEW LESSEE CMU WALL

[illegible]

verizon
126 W. GEMINI DR.
TEMPE, AZ 85283

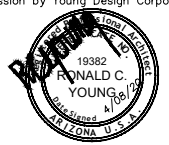
INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

 **young
design corp**

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
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SEAL
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EXP. 12/31/20

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UNLESS UNDER THE DIRECT SUPERVISION OF
THE REGISTRANT, TO MODIFY THIS DOCUMENT
IN ANY WAY.

PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	9/11/2019	FINALS
2	1/28/2020	REVISIONS
3	4/1/2020	COMMENTS

ARCHITECTS JOB NO.
YDC-6986

PROJECT INFORMATION

PHO COSMO DOG

2431 E. RAY ROAD
GILBERT, AZ, 85296

SHEET TITLE

TITLE SHEET

JURISDICTION APPROVAL

[illegible]

SHEET NUMBER T-1

A photograph showing a gravel-covered area enclosed by a chain-link fence. In the background, there are green bushes, a tall utility pole, and a building with a blue roof. The sky is filled with large, white, fluffy clouds.

The map shows a network of roads. Santan Village Parkway runs vertically on the left. Ray Road runs horizontally across the top. Constellation Way runs vertically on the right. A road labeled '202' runs vertically in the center. Pentrose Drive runs vertically between Ray Road and Constellation Way. Megan Street runs horizontally between Ray Road and Pentrose Drive. A hatched rectangular area is located between the road labeled '202' and Ray Road, and is labeled 'PROJECT AREA'.

LATITUDE : 33° 19' 15.606" N
LONGITUDE : 111° 44' 15.987" W
ELEVATION : 1280.8' A.M.S.L.



FROM VERIZON WIRELESS OFFICE IN TEMPE, AZ: TAKE GUADALUPE EAST TO LOOP 101 SOUTH TO LOOP 202 EAST. CONTINUE ON LOOP 202 TO E. WILLIAMS FIELD ROAD. EXIT AT WILLIAMS FIELD, GO (LEFT) WEST ON WILLIAMS FIELD THEN (RIGHT) NORTH ON SAN TAN VILLAGE PKWY. CROSS LOOP 202 AND THEN TAKE FIRST RIGHT ONTO ADOT PROPERTY.

ACCESS/UTILITY EASEMENT 1 LEGAL DESCRIPTION

A 20.00 FOOT WIDE STRIP OF LAND WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 27 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MARICOPA COUNTY, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE NORTH 83°07'48" EAST, 509.22 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 19°49'57" EAST, 120.45 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 56°12'14", AN ARC LENGTH OF 44.14 FEET; THENCE SOUTH 36°22'17" WEST, 215.34 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 44°56'12", AN ARC LENGTH OF 35.29 FEET TO THE ARIZONA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY AS RECORDED IN DOCUMENT NO. 03-299523, AND THE POINT OF TERMINUS.

ALL LINES TO BE TRIMMED OR EXTENDED TO FORM ONE CONTIGUOUS PARCEL.

ACCESS/UTILITY EASEMENT 2 LEGAL DESCRIPTION

A 20.00 FOOT WIDE STRIP OF LAND WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 27 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MARICOPA COUNTY, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

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THENCE NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 06°59'17", AN ARC LENGTH OF 5.49 FEET TO A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 45.00 FEET, WITH A CHORD BEARING NORTH 24°50'58" WEST, 39.84 FEET, THROUGH A CENTRAL ANGLE OF 52°33'11", AN ARC LENGTH OF 41.28 FEET TO THE POINT OF TERMINUS.

ALL LINES TO BE TRIMMED OR EXTENDED TO FORM ONE CONTIGUOUS PARCEL.

UPRR ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

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UPRR ACCESS/UTILITY EASEMENT 2 LEGAL DESCRIPTION

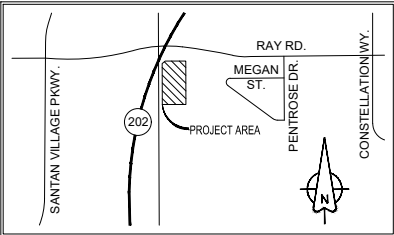
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THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 43.98 FEET; THENCE SOUTH 36°22'17" WEST, 22.00 FEET; THENCE NORTH 53°37'43" WEST, 20.00 FEET; THENCE NORTH 36°22'17" EAST, 22.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 43.98 FEET; THENCE SOUTH 53°37'43" EAST, 76.00 FEET TO THE POINT OF BEGINNING.

LINE TABLE		
LINE	LENGTH	BEARING
L1	120.45	S19° 49' 57"E
L2	215.34	S36° 22' 17"W
L3	168.77	N53° 37' 43"W
L4	6.04	S24° 28' 05"W
L5	14.00	N65° 31' 55"W
L6	15.00	N24° 32' 38"E
L7	9.98	S65° 31' 55"E
L8	4.00	S65° 31' 55"E
L9	8.96	S24° 28' 05"W
L10	176.98	N24° 51' 13"E
L11	66.14	N53° 37' 43"W
L12	10.00	S36° 22' 17"W
L13	22.00	S36° 22' 17"W
L14	20.00	N53° 37' 43"W
L15	22.00	N36° 22' 17"E
L16	76.00	S53° 37' 43"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH	
C1	44.14	45.00	56°12'14"	S8° 16' 10"W	42.39	
C2	35.29	45.00	44°56'12"	S58° 50' 23"W	34.40	
C3	35.39	45.00	45°03'48"	N76° 09' 37"W	34.49	
C4	35.39	45.00	45°03'48"	N31° 05' 49"W	34.49	
C5	5.49	45.00	6°59'17"	N5° 04' 16"W	5.48	
C6	41.28	45.00	52°33'11"	N24° 50' 58"W	39.84	
C7	43.98	28.00	90°00'00"	S81° 22' 17"W	39.60	
C8	43.98	28.00	90°00'00"	N8° 37' 43"W	39.60	



VICINITY MAP
N.T.S.

UTILITY EASEMENT LEGAL DESCRIPTION

A 8.00 FOOT WIDE STRIP OF LAND WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 27 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 6 EAST, MARICOPA COUNTY, LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

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THENCE NORTH 24°51'13" EAST, 176.98 FEET TO THE POINT OF TERMINUS.

ALL LINES TO BE TRIMMED OR EXTENDED TO FORM ONE CONTIGUOUS PARCEL.

LEASE AREA LEGAL DESCRIPTION

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verizon
126 W. GEMINI DR.
TEMPE, AZ 85283



architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

FIELD BY:	RDG
DRAWN BY:	JTJ
CHECKED BY:	ABM

REVISIONS		
7	04/08/20	REVISION
6	12/09/19	REVISION
5	12/03/19	REVISION
4	08/08/19	REVISION
3	06/26/19	REVISION
2	04/02/19	REVISION
1	11/16/18	RELOCATE POLE
NO.	DATE	DESCRIPTION



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PROJECT No.
090061590

SITE NAME:
PHO COSMO DOG

SITE ADDRESS:
**2502 E. RAY RD.
GILBERT AZ, 85296**

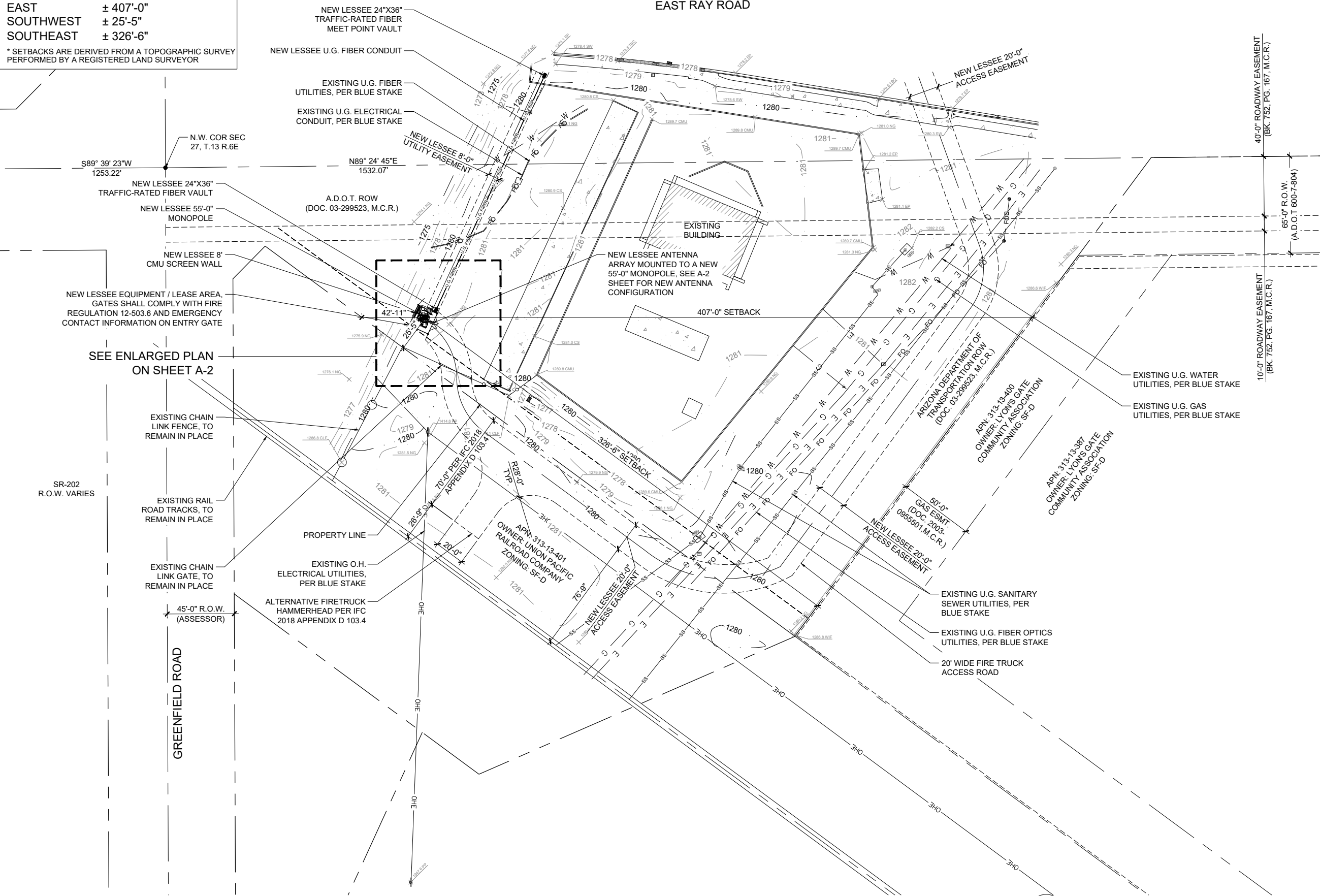
SHEET TITLE:
LEGAL DESCRIPTIONS

SHEET NO. LS-2	REVISION: 6
--------------------------	-----------------------

NEW MONOPOLE SETBACKS
TO PROPERTY LINE

WEST ± 42'-11"
EAST ± 407'-0"
SOUTHWEST ± 25'-5"
SOUTHEAST ± 326'-6"

* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY
PERFORMED BY A REGISTERED LAND SURVEYOR



CLIENT

verizon
126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY
young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

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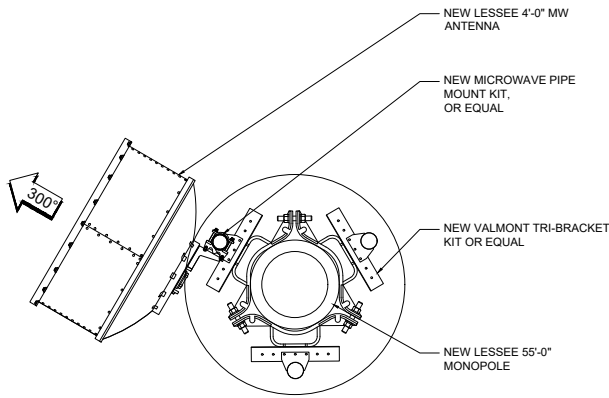
NO.	DATE	DESCRIPTION
1	9/11/2019	FINALS
2	1/28/2020	REVISIONS
3	4/1/2020	COMMENTS

ARCHITECTS JOB NO.
YDC-6986

PROJECT INFORMATION
PHO COSMO DOG
2431 E. RAY ROAD
GILBERT, AZ, 85296

SHEET TITLE
SITE PLAN

JURISDICTION APPROVAL
SHEET NUMBER
A-1



NEW MW ENLARGED CONFIGURATION

4

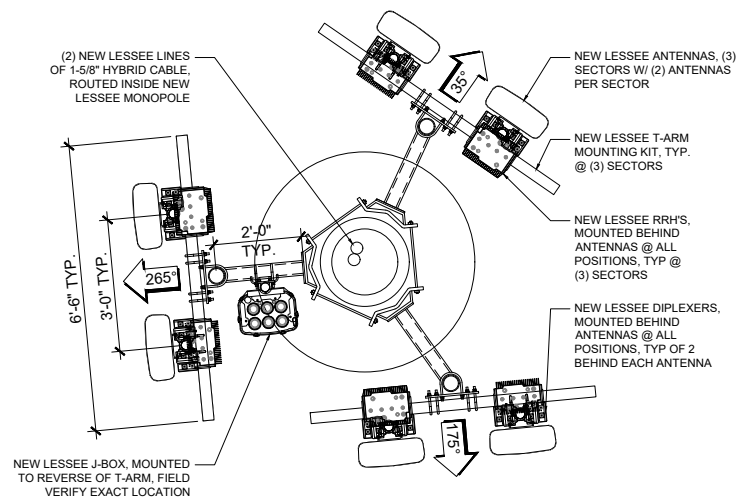
COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	35°	51'-0"	-	-	-
BETA	175°	51'-0"	-	-	-
GAMMA	265°	51'-0"	-	-	-
MW	300°	30'-0"	2	1-5/8"	6X12 HYBRID CABLES

NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

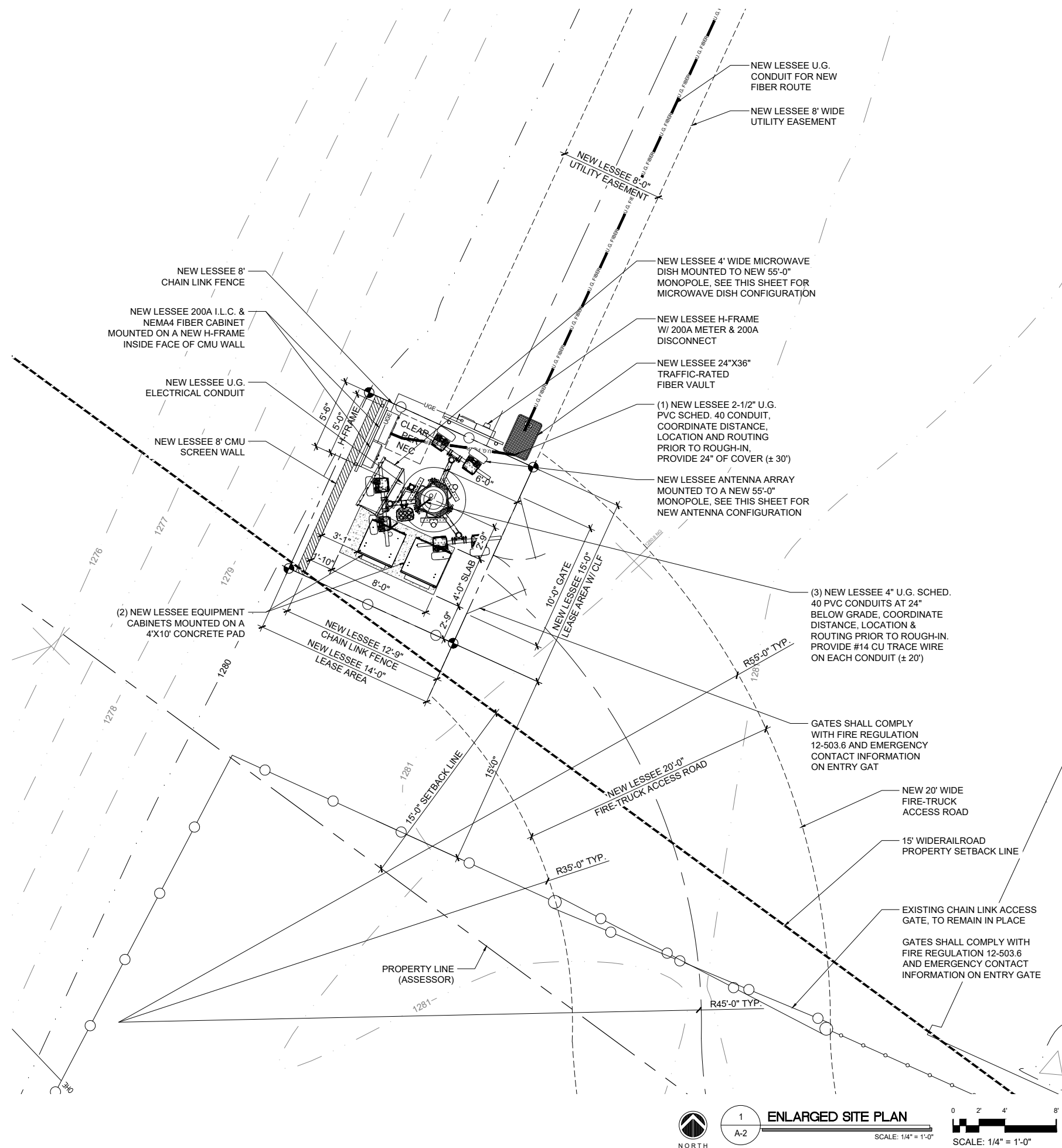
COAX CABLE INFORMATION

3



NEW ANTENNA CONFIGURATION

2



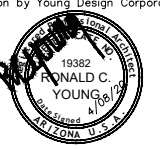
UP20-04 Verizon PHO Cosmo Dog
Attachment 6 - Elevations

CLIENT

verizon
126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY
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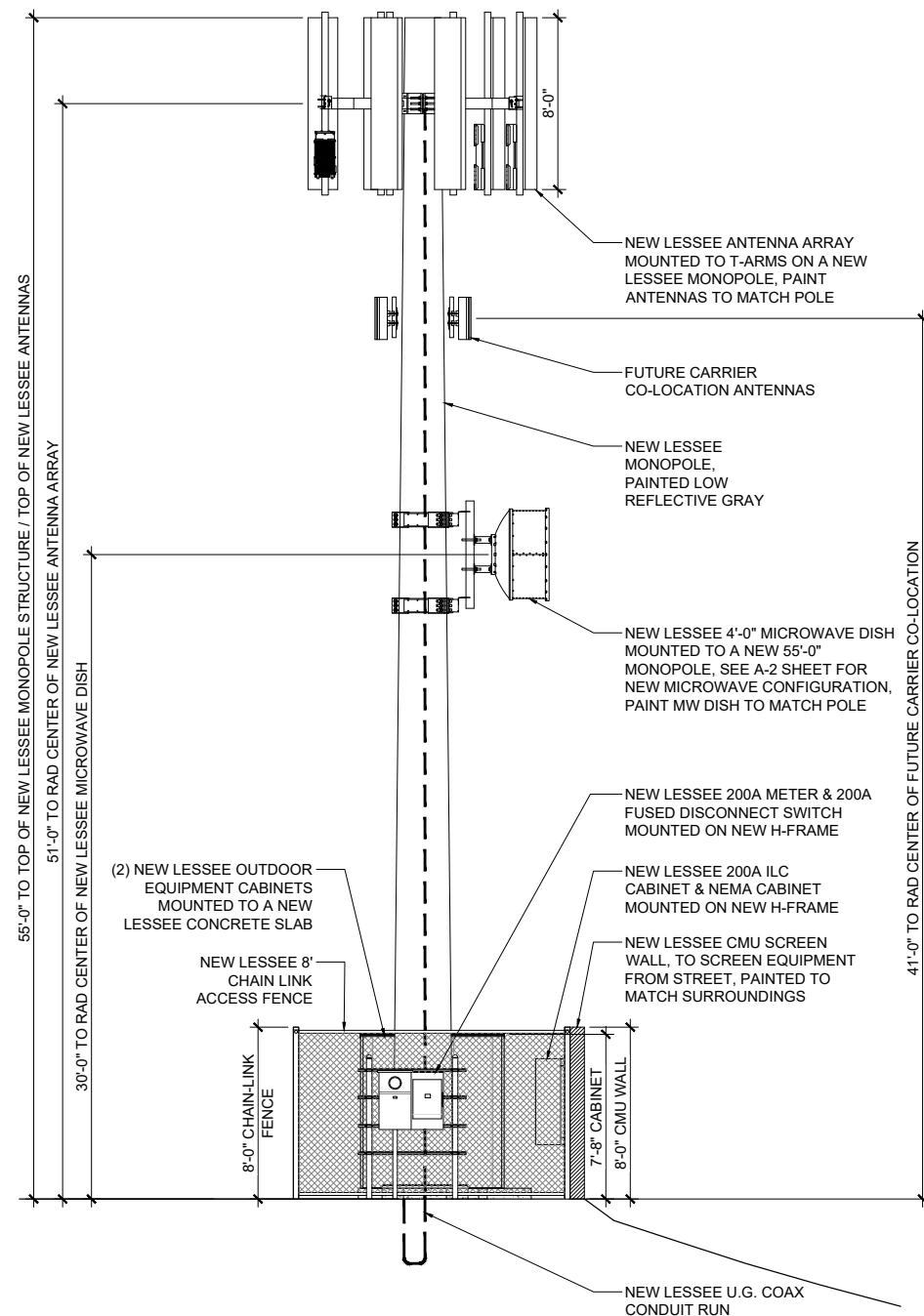
PHO COSMO DOG

2431 E. RAY ROAD
GILBERT, AZ, 85296

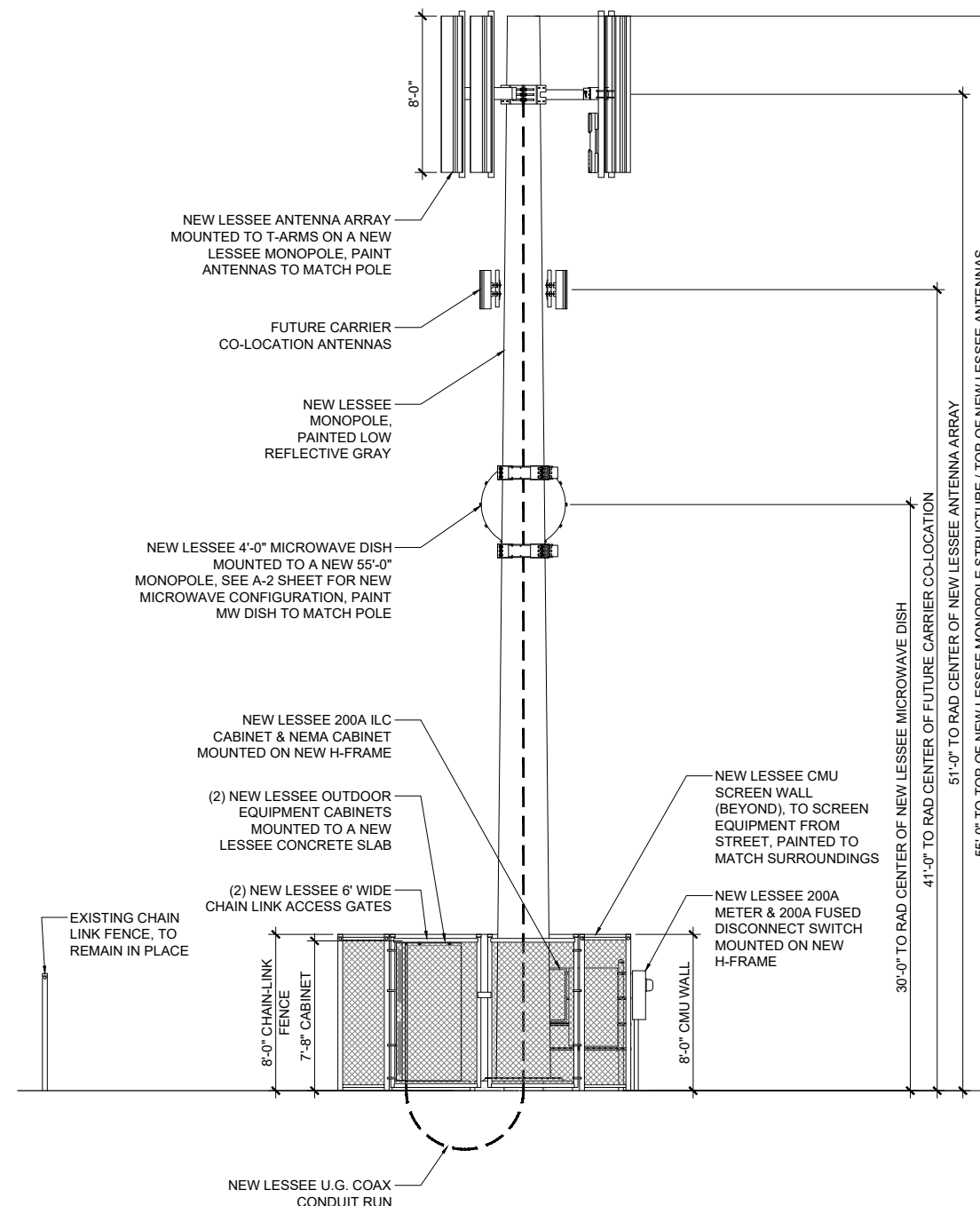
SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

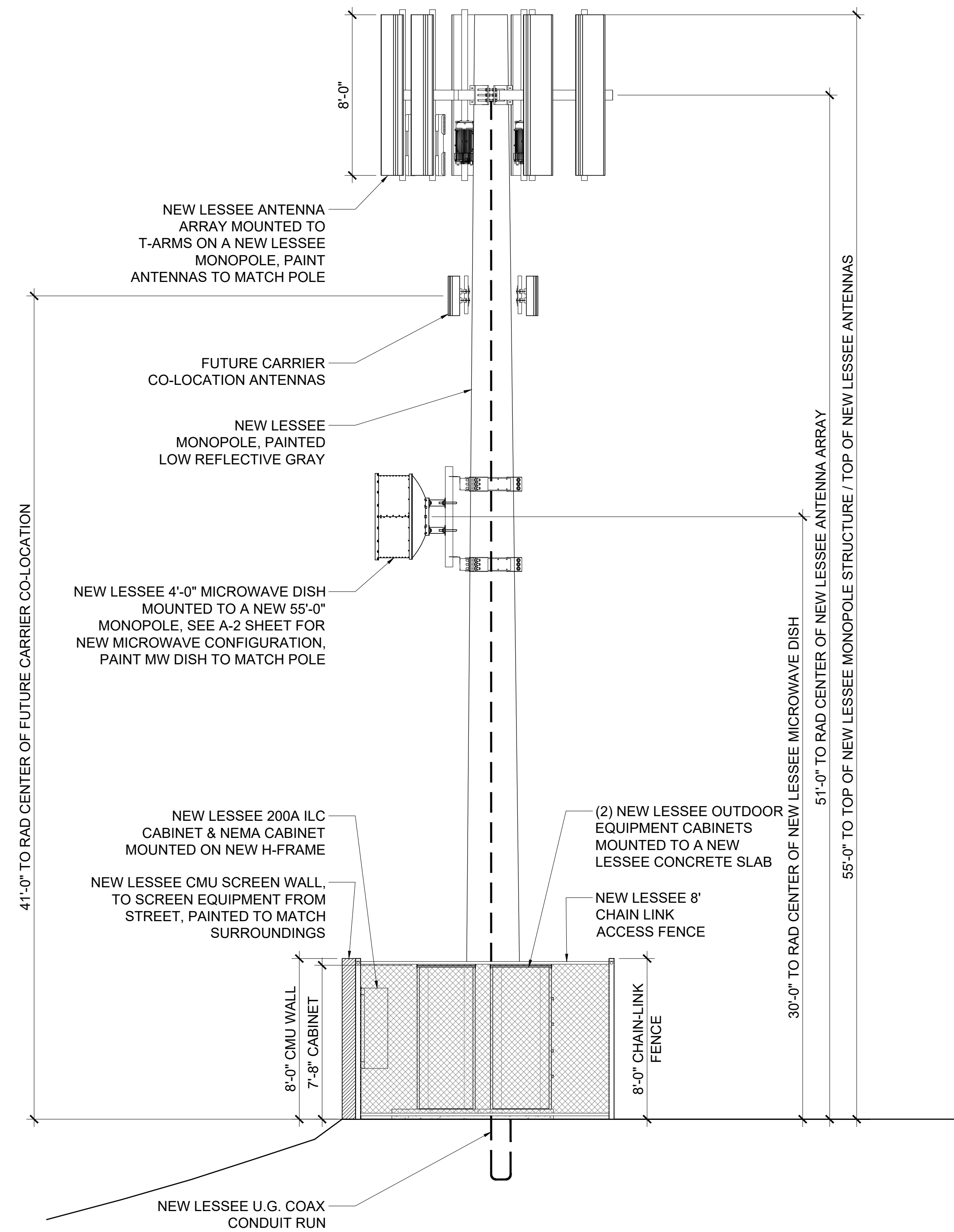
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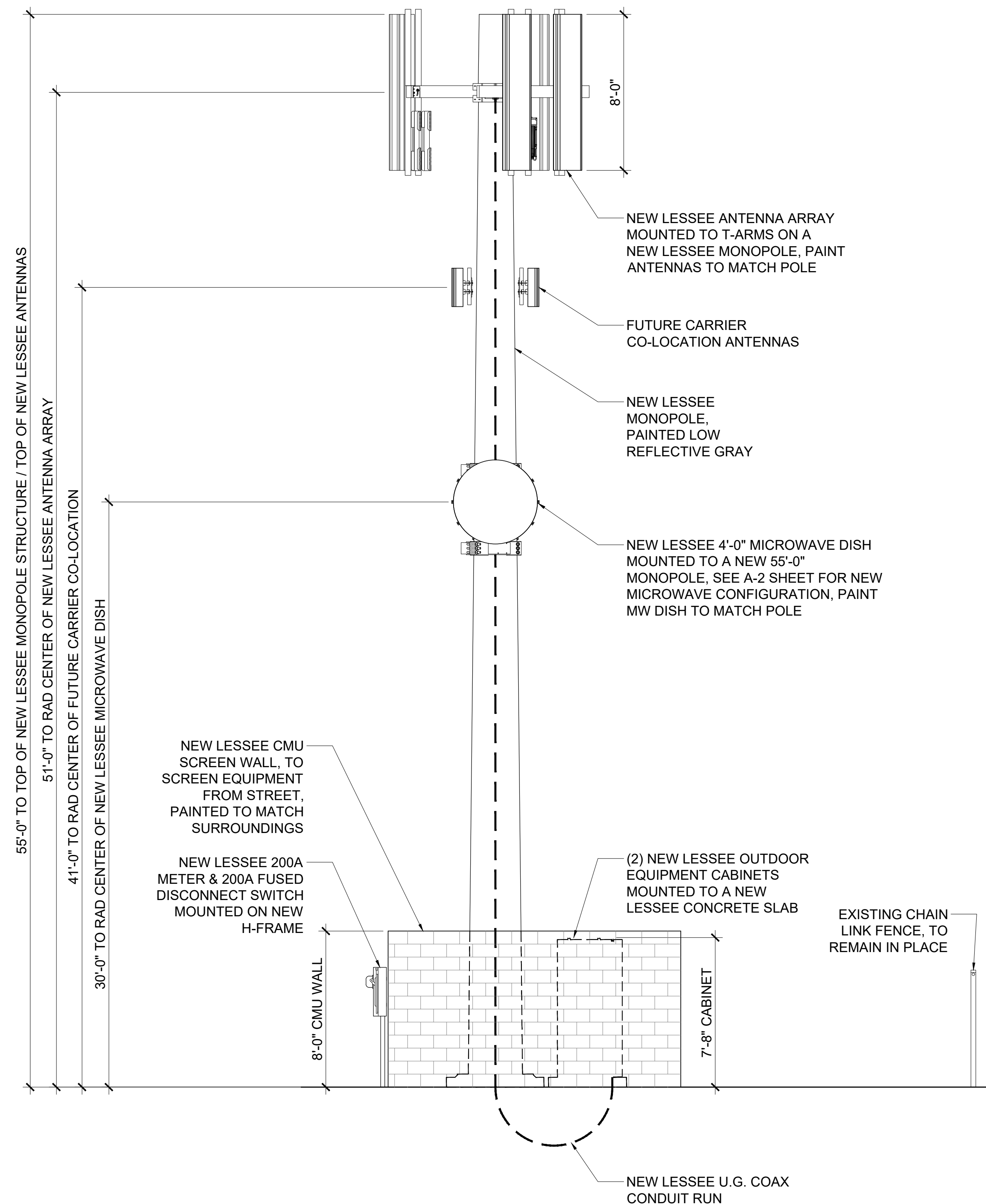
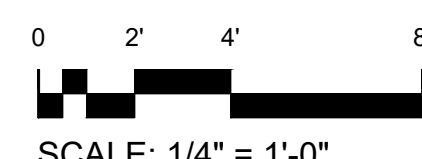
2 NEW NORTHEAST ELEVATION
A-3
SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"



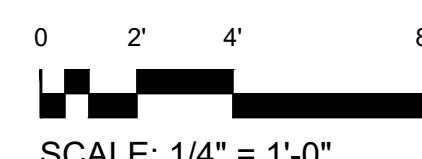
1 NEW SOUTHEAST ELEVATION
A-3
SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"



2 NEW SOUTHWEST ELEVATION
A-4
SCALE: 1/4" = 1'-0"



1 NEW NORTHWEST ELEVATION
A-4
SCALE: 1/4" = 1'-0"



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verizon
126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY
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19382
RONALD C. YOUNG
DESIGNED
EXPIRATION DATE 12/31/20
EXP. 12/31/20

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NO.	DATE	DESCRIPTION
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3	4/1/2020	COMMENTS

ARCHITECTS JOB NO.
YDC-6986

PROJECT INFORMATION

PHO COSMO DOG
2431 E. RAY ROAD
GILBERT, AZ, 85296

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

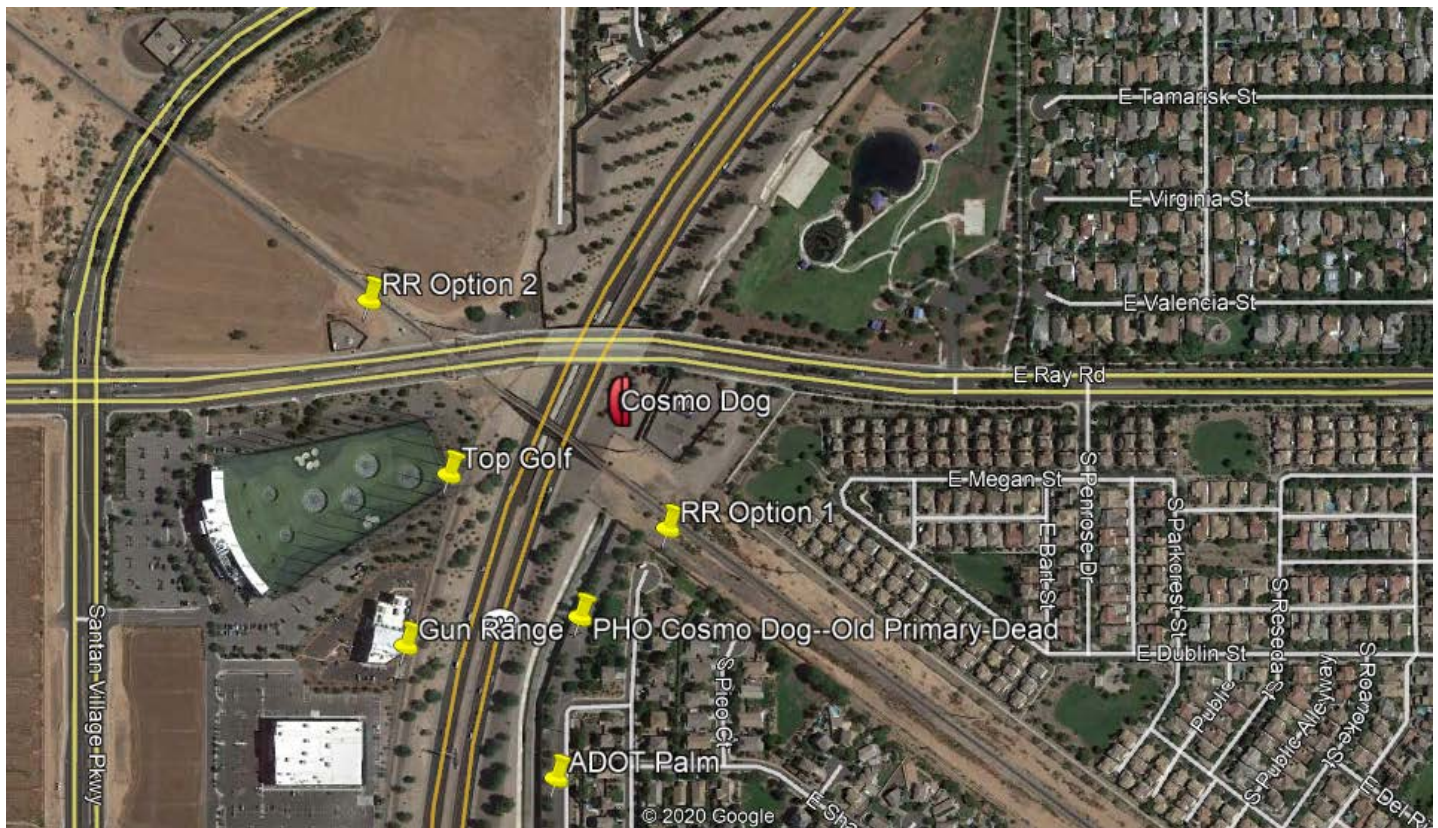
SHEET NUMBER
A-4

Report on Alternatives

FOR

Verizon PHO Cosmo Dog (55' Monopole in ADOT ROW)

2431 E. Ray Road
Gilbert, AZ 85296
APN: N/A—ADOT ROW
Jurisdiction: Gilbert
Current Zoning: PF/I



Submitted by:
Reg Destree
Destree Development, LLC
22831 N. 21st St
Phoenix, AZ 85024
602-349-6930 (mobile)
destreedevlopment@gmail.com

February 13, 2020

Alternatives Considered

As with all new wireless communications facilities requests I receive, this site was reviewed for existing verticality including existing communications facilities in the vicinity, existing buildings in the vicinity, other verticality, ball field lights, power poles, sign boards, etc. prior to consideration of a new build raw land facility. Once a site is determined to be needed on raw land priority is given to Governmental and quasi-governmental property, then private Industrial, then commercial and finally non-residential use, residential zone. In this case there was not a good option for existing verticality but we were able to focus on ADOT land and find a location that is over 500' from residences with an excellent buffer of public facility, ROW and utility uses between the site and residential uses.

This site is a bit atypical as it was initially provided to a build-to-suit company to pursue development of a multi-carrier site on the railroad. There is a company which does sites like this on Union Pacific RR ROW across the country. They were engaged to find a location on the RR (Option 1 and Option 2). They pursued those locations but ultimately the RR was unable to allow locations on the south side of the tracks.

Once that company completed their due diligence the site was handed back to the carrier and worked on directly. I then began my standard procedures starting with existing verticality and moving down the list of options noted above.

Existing WCF:

There are no existing wireless facilities within about 2/3 mile of this site and none that would serve this location. In addition, the majority of the existing sites within 2 miles have Verizon Wireless antennas on them already. There is further information on those site specifics within the Inventory and Map Exhibit to the application.

Utility Structures:

This ring was originally targeted for collocation on an SRP pole south of the RR tracks along the Greenfield Road alignment. This site moved forward all the way to the zoning process with SRP and just before zoning started it became apparent that, even though available records indicated the underlying owner was ADOT, it was actually still within Gilbert ROW. Gilbert made the determination that, due to the site being within City ROW, collocation on the SRP pole would not be possible due to the wording of your ordinance. Unfortunately this interpretation ultimately led to us having to propose a new structure.

There are SRP poles on the north side of the UPRR ROW but in speaking with UPRR, their cell site leasing rep and SRP collocation on those poles is not viable. They are very tall but there are plans to under-build the poles with 12kV which would render the poles essentially unusable for wireless purposes.

Existing Buildings:

Upon initial issuance of this ring there were no buildings of sufficient height to support the needed coverage. There are now several buildings on the west side of the 202 which are a few stories tall but they are not tall enough to support the coverage needs of the area and to overcome the fact the Loop 202 is sunken down in the area. Mounting to existing buildings is not a viable option to meet the coverage needs for this site.

Existing Ball Field Lights, Poles, etc:

There are no ball field lights or other large structures in the vicinity that would allow for collocation of antennas. There are multiple poles located at the Top Golf facility which extend beyond 100' however these poles have three main issues. First of all the loading on the poles is extremely problematic as they already bear the weight of the netting/screen to help contain drives. Secondly, the engineer absolutely did not want to use the site as the surrounding poles and nets would end up being a serious impediment if we were to place antennas on one of the existing poles, or even place a new pole near the poles/nets.

Thirdly, placing the antennas on the poles leaves the antennas exposed to the likelihood of being struck by golf balls and damaged or rendered unusable.

Raw Land Consideration:

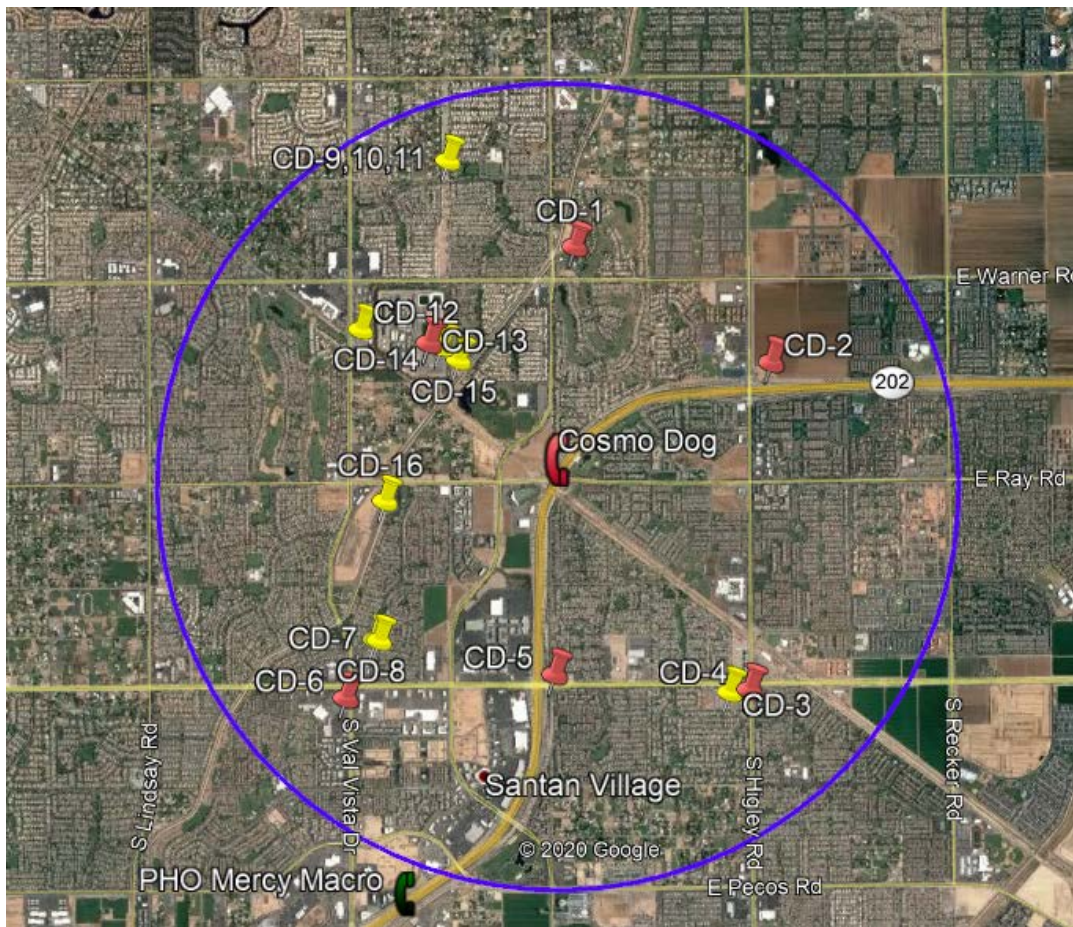
As noted above first consideration is given to governmental and quasi-governmental land if a raw land candidate is needed. After consideration was given to existing structures and buildings I explored a raw land build. I looked at the Cosmo Dog Park first. This location was too far north and has a sunken-down elevation which meant it was not viable for RF. I then looked at ADOT land and considered three possible locations for sites. The first was between the Loop 202 ROW and Greenfield Road. I was going to propose a Monopalm but that site did not move forward due to the proximity to residences to the east (less than 100'). I then looked on the west side of the Loop 202 within ADOT ROW. Two possible locations were found and one was targeted however it was ultimately determined by ADOT that the location would not work due to access concerns they had. They suggested we look at the current location.

Before moving forward with the current ADOT location I looked into the possibility of doing a raw land site on private land west of the Loop 202. I worked for several months with the owners of the gun range but ultimately could not agree upon a deal for a new site there. The site was under development and as the owner reached the end of the development phase he determined that he was no longer interested in leasing space. I also took a look at Top Golf but, as noted above, RF had serious issues with a new structure adjacent to the existing poles and netting at Top Golf and the interference it would cause.

Once these options were eliminated I circled back to the ADOT suggestion of a site on their land between the pump station, RR tracks, Loop 202 and Ray Road. We are now proposing to move forward with that location as it is the lowest-impact option available to fill the coverage gap.

Inventory Map
FOR
Verizon PHO Cosmo Dog
(55' Monopole in ADOT ROW)

2431 E. Ray Road
Gilbert, AZ 85296
APN: N/A—ADOT ROW
Jurisdiction: Gilbert
Current Zoning: PF/I



Submitted by:
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February 12, 2020

Sites within 2 miles of proposed PHO Mercy Macro

Site Number	Distance	Location	Type	Height (approx)	Owner	Tenants
CD-1	1.1 N	Greenfield Lakes Clubhouse	3 monopoles	40	VZW and 2 unknown	VZW and 2 unknown
CD-2	1.15 ENE	12861 S. Higley	Monopole	85	Crown Castle	AT&T, TMO & VZW
CD-3	1.9 NE	3063 E. Williams Field	Monopole	65	Unknown	TMO & AT&T
CD-4	1.4 SE	SWC Higley & Williams Field	Monopole	40	ATC 420988	VZW
CD-5	1 S	Loop 202 & Williams Field	Monopalm	55	Verizon	VZW
CD-6	1.6 SW	2532 S. Val Vista	Monopalm	40	VZW	VZW
CD-7	1.28SW	1690 E. Williams Field	Monopalm	40	Unknown	Unknown
CD-8	1.27SW	1690 E. Williams Field	Monopalm	65	Unknown	Unknown
CD-9	1.62 NNW	2000 E. Mesquite	SRP Pole	40 on 90	SRP	Clearwire
CD-10	1.65 NNW	2000 E. Mesquite	SRP Pole	40 on 90	SRP	AT&T
CD-11	1.7 NNW	2000 E. Mesquite	SRP Pole	40 on 90	SRP	TMO
CD-12	1.2 NW	12825 S. Val Vista	Monopole	50	Alltel/VZW	VZW
CD-13	0.9 NW	1005 S. Val Vista	Monopole	65	SRP	VZW & Unknown
CD-14	0.85 NW	1005 S. Val Vista	Lattice	100	SRP	SRP
CD-15	0.75 NW	1140 S. Wanda Dr	Monopole	55	Unknown	Sprint
CD-16	0.9 WSW	(Approx 1800 E. Ray)	SRP Pole	40 on 90	SRP	VZW

Existing Verizon sites noted with Gray fill

Please note there are also three additional sites which were just outside 2 mile radius which are not listed here.

Verizon New Build site to start construction in Q2 (PHO Mercy Macro) is shown on map and is just over 2 miles SSW of proposed site.

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY



SITE NAME: PHO_COSMO DOG

SITE LOCATION: 2431 E. RAY ROAD
GILBERT, AZ, 85296

DATE: 8/31/2019

APPLICANT: DESTREE DEVELOPMENT, LLC
22831 N. 21ST STREET
PHOENIX, ARIZONA, 85024

CONTACT: REG DESTREE
(602) 349-6930

SITE LOCATION MAP



2019 GOOGLE MAPS

The included Photograph Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photograph Simulation(s) are subject to change.

EXISTING VIEW 1:
FROM NORTHEAST
TO SOUTHWEST,



EXISTING VIEW 1:
FROM NORTHEAST
TO SOUTHWEST,

PROPOSED INSTALLATION OF
NEW VERIZON 55' TOWER
WITH LESSEE ANTENNAS AND
MICROWAVE DISH: TWO
(2) ANTENNA PER SECTOR,
THREE (3) SECTORS, SIX (6)
ANTENNAS TOTAL. ADDITION
OF EQUIPMENT COMPOUND
WITH 8' CHAIN LINK FENCE.



EXISTING VIEW 2:
FROM SOUTHEAST
LOOKING NORTHWEST



EXISTING VIEW 2:
FROM SOUTHEAST
LOOKING NORTHWEST

PROPOSED INSTALLATION OF
NEW VERIZON 55' TOWER
WITH LESSEE ANTENNAS AND
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(2) ANTENNA PER SECTOR,
THREE (3) SECTORS, SIX (6)
ANTENNAS TOTAL. ADDITION
OF EQUIPMENT COMPOUND
WITH 8' CHAIN LINK FENCE.



EXISTING VIEW 3:
FROM SOUTH
LOOKING NORTH



EXISTING VIEW 3:
FROM SOUTH
LOOKING NORTH

PROPOSED INSTALLATION OF
NEW VERIZON 55' TOWER
WITH LESSEE ANTENNAS AND
MICROWAVE DISH: TWO
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